

PLANNING DIRECTORS HEARING

May 23, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **PD18-012.** Planned Development Permit to allow a dental office in an existing building and the removal one (1) Deodar Cedar tree, approximately 42 inches in circumference, on a 0.16-gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of Hamilton Avenue and Birch Street (1706 Hamilton Avenue) (David Lee and Aida Galan, Owners). Council District 6. CEQA: Exempt in accordance with CEQA Guidelines Section 15301(a,c,h) for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Defer to May 30, 2018 Director's Hearing.

ACTION: DEFERRED TO 5/30/18.

3. CONSENT CALENDAR

- a. **H17-055.** Site Development Permit to demolish an existing commercial building and construct a new 4,694-square foot commercial building, with a 50 percent parking reduction based on the location of the building within a Neighborhood Business District, on a 0.14-gross acre site located in the CP Commercial Pedestrian Zoning District on the west side of Lincoln Avenue (1091 Lincoln Avenue). Owner: Matthew J. Montini, Trustee, et al. Council District: 6. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures. *Deferred from 5/16.*

PROJECT MANAGER, RHONDA BUSS

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

ACTION: APPROVED WITH ADDED CONDITIONS TO FACTS AND FINDINGS.

- b. [PD17-030](#). Planned Development Permit to allow the construction of an approximately 6,392-square foot single-family residence with a 968-square foot attached garage, and retaining walls up to six-feet in height, on a 0.95-gross acre site in the A(PD) Planned Development Zoning District, located at 6997 Hollow Lake Way (Leonard Pirouzi, Owner). Council District 10. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Planned Development Permit](#) as described above.

ACTION: APPROVED

- c. [SP17-045](#). Special Use Permit to allow removal and replacement of concrete retaining walls up to six feet in height, including a four foot base of reinforced concrete, and new landscaping, for an existing single-family residence on a 1.0-gross acre site, in the R-1-1 Single-Family Residence Zoning District, located at 4007 Claitor Way (Keiff and Katharine Fitzgerald, Owners). Council District 4. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the 15303(e) for New Construction or Conversion of Small Structures in accordance with CEQA. [Approve a Special Use Permit](#) as described above.

ACTION: APPROVED

- d. [SP17-047](#). Special Use Permit to allow the replacement of an existing Wireless Communications Antenna (52-foot wooden wireless monopole) with a 60-foot Slimline Monopole and associated wireless equipment on a 0.45-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located on a pocket of land between the North Bascom Avenue on-and-off ramp of Interstate 880 (adjacent to 1939 El Dorado Avenue) (California Department of Transportation, Owner). Council District 6. CEQA: Exempt in accordance with CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Special Use Permit](#) as described above.

ACTION: APPROVED

The Consent Calendar is now closed.

4. PUBLIC HEARING

No Items

5. ADJOURNMENT

Meeting adjourned at 9:07 a.m.